

4/18/11 - Monday, April 18, 2011

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of April 18, 2011

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. FitzGerald, Larson, Kaiser, Kayser, Seymour, Duax, Pearson, Hibbard

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Kaiser.

**1. COMPREHENSIVE PLAN AMENDMENT “ Town™s Agreement
and
REZONING (Z-1480-11) “ Subdivision Code Amendment**

Mr. Tufte presented a proposed amendment to the Comprehensive Plan which relates to the City and Town™s Agreement. Under this agreement, the City™s obligation is to adopt the appropriate amendment to the Comprehensive Plan and to amend the Subdivision Code. The Subdivision Code amendment will allow exceptions to the 10-acre standard based on provisions of the Town™s Agreement and states that the exceptions of this code amendment are valid as long as the agreement remains in place. Mr. Tufte reviewed the seven changes to the Subdivision Code which relate to the agreement adoption.

No one appeared with comments.

Mr. Duax moved to recommend the amendment to the Comprehensive Plan as presented. Mr. Kayser seconded and the motion carried.

Mr. Kayser moved to recommend approval of the amendments to the Subdivision Code as presented. Mr. Duax seconded and the motion carried.

2. CONDITIONAL USE PERMIT (CZ-1105) “ Restaurant with Alcohol Service, 416 Water Street

Tom Larson has submitted a request to allow a restaurant with beer and wine sales at 416 Water Street and to allow a parking variance for 6 spaces. Establishments with beer and wine sales are reviewed by conditional use in the Water Street area. The hours of operation are 11 a.m. to 9 p.m. on Sunday through Thursday and 11 a.m. to 1. a.m. on Friday and Saturday. There is seating for 44 persons in the restaurant which requires 15 stalls. The reduction for change of use, bus route, and 3 existing spaces to the rear require only a 5 space variance from the commission.

Mr. Larson spoke in support and stated this is the first concept restaurant of this type in Wisconsin. They hope to develop others in other cities. He estimated alcohol sales at 5%. No one appeared in opposition.

Mr. FitzGerald moved to grant the request with the 5 space variance for parking. Mr. Kayser seconded and the motion carried.

3. ANNEXATION (11-1A) “ 2313 Preston Road, Town of Union

Ralph and Susanne Schuch, 2313 Preston Road, have petitioned for annexation of a .6 acre parcel from the Town of Union. Sanitary sewer is available in Preston Road.

Mr. FitzGerald moved to approve to recommend approval. Mr. Kayser seconded and the motion carried. Mr. Hibbard abstained.

4. EXCESS PROPERTY “ Gooder Street and Statz Avenue

John Genskow presented a request from the City to declare 4 lots owned by the City as excess. The lots were originally purchased for storm water retention purposes in 1984. A new drainage system is in place now with the new highway and the lots are no longer needed for drainage purposes.

Mr. FitzGerald moved to recommend the parcels as excess. Mr. Duax seconded and the motion carried.

5. CERTIFIED SURVEY MAP (CSM-1-11) “ Lot Variance, 1210-12 Grissom Drive

Eric Knauf has submitted a request for a variance in lot size standards to allow approval of a Certified Survey Map for an existing duplex to become a twin home at 1210 and 1212 Grissom Drive. The lot is 10,200 square feet in size, but the dwelling unit is not exactly centered on the lot to meet the 5,000 square foot requirement for each side by code. There will be no change to the structure and the use will be the same. The lots will be 5,356 and 4,844 square feet each.

Eric Knauf appeared in support.

Mr. Duax moved to approve the variance. Mr. Kayser seconded and the motion carried.

6. DISCUSSION

A. Mobile Video/Message Centers

Mr. Tufte presented a draft ordinance to allow mobile video/message centers as a conditional use based on previous Plan Commission discussions.

Mr. Kaiser suggested to changes to the language of the ordinance that the vehicle be stationary and that the application for the sign also state the days of the event. After discussion by the Commission, the staff was directed to schedule a public hearing on the ordinance on a 5 to 3 vote.

B. 1329 Western Avenue

Mr. Duax requested this item for discussion to schedule a public hearing to consider the conditional use permit for this location because of numerous violations of the permit conditions. It was the consensus of the commission to schedule a public hearing.

C. Eau Claire ACHIEVE letter

Mr. Tufte presented a letter from the Eau Claire ACHIEVE group requesting the Plan Commission explore the possibility of creating a chapter in the Eau Claire Comprehensive Plan on Health and Wellness. Mr. Tufte explained that the five-year review of the Comprehensive Plan is scheduled to begin on May 5, 2011 and should be completed this summer. He suggested this letter be included in the discussions with the community for projects and changes to the plan for the next five years.

Nate Johnson, Project Manager, YMCA, spoke in support and described several physical improvements by the City which can be highlighted within this chapter.

Richard Thoun, Director, City County Health Department, also spoke in support. He said the physical built environment can be designed to encourage healthy choices in life style.

Sue Bornick, representing Clear Vision Eau Claire, also spoke in support.

It was the consensus of the commission to refer this item for study by the Comprehensive Plan Review Committee.

7. MINUTES

The minutes of the meeting of April 4, 2011, were approved.

Joseph Seymour
Secretary